

ABO 222/2019

S-191/19



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AB 529446

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22.1.19  
24 1.4.20  
S. 1-19555/19

Verified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document

District Sub-Registrar-1  
Kolkata South 24 Pargana

22 JAN 2019

**DEVELOPMENT POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS that I SRI VIKASH ARORA (PAN ACXPA1723D) Mob No 9748882733 son of Late Chimanlal Arora, by faith-Hindu, by occupation - Business, residing at RC-1/2, Raghunathpur, P.O. Rajarhat, P.S. Baguihati, Kolkata 700059 Director of M/S PRIDE HIGHRISE PRIVATE LIMITED (PAN AAFCP2321P) a Private Limited Company having

*Suhander K...*

its registered office at 58/121, Prince Anwar Shah Road P.O. Lake Gardens P.S. Lake, Kolkata 700045 hereinafter called and referred to as the OWNER/PRINCIPAL (which expression unless repugnant to the context shall mean and include his heirs, executors, administrators, representatives and assigns) of the ONE PART do hereby empower nominate, constitute and appoint SUBHANKAR KARMAKAR (PAN EFUP5216J) Mob No7003916904 son of Shibu Karmakar, By faith Hindu, By Occupation Business residing at 84B, Baghajatin Place, P.O. Baghajatin P.S. Patuli Kolkata 700086 as my lawful ATTORNEY in my names and on my behalf to all or any of the acts, deeds and matters and things mentioned hereunder.

WHEREAS I executant herein became owner of all that piece and parcel of land measuring 6( Six) Cottahs 6 ( Six) Chhitaks more or less with structure at Mouza Bademasur, J.L. No 31, E.P. No 78& 79, R.S. Dag/ Plot No 590(P) under Police Station Jadavpur now Patuli, in the District of 24-Parganas (South) Sub-Registration Office – Alipore which is known as KMC Premises No 137 Rabindrapally Block C, Kolkata 700086 being Postal Address C/19, Rabindrapally, Block C, P.O. Baghajatin P.S. Patuli Kolkata 700086 in the District of South 24 Parganas by virtue of Sale Deed which was registered on 6<sup>th</sup> March 2014 in the office of Additional District Sub Registrar at Alipore and entered in Book No.

*Subhankar Kar*



I, CD Volume No. 9, Pages 3578 to 3597, Being No. 01835 for the year 2014.

**AND WHEREAS** the executants herein have intended to construct multi Storied Building on land measuring 6( Six) Cottahs 6 ( Six) Chhitaks more or less with structure at Mouza Bademasur, J.L. No 31, E.P. No 78& 79, R.S. Dag/ Plot No 590(P) under Police Station Jadavpur now Patuli, in the District of 24-Parganas (South) Sub-Registration Office – Alipore which is known as KMC Premises No 137 Rabindrapally Block C, Kolkata 700086 being Postal Address C/19, Rabindrapally, Block C, P.O. Baghajatin P.S. Patuli Kolkata 700086 in the District of South 24 Parganas as per building Plan and entered into Development agreement on 22<sup>nd</sup> January 2019 with **SUBHANKAR KARMAKAR (PAN EFUP5216J)** son of Shibu Karmakar, By faith Hindu, By Occupation Business residing at 84B, Baghajatin Place, P.O. Baghajatin P.S. Patuli Kolkata 700086 on such terms and conditions containing therein.

**AND WHEREAS** I desirous to appoint the said **SUBHANKAR KARMAKAR** son of Shibu Karmakar, By faith Hindu, By Occupation Business residing at 84B, Baghajatin Place, P.O. Baghajatin P.S. Patuli Kolkata 700086 as my true and lawful Attorney for in my name and on my behalf to do perform and

*Subhankar Karmakar*

execute all or any of the following acts, deeds and things in respect of the property described in the Schedule below, that is to say :-

1) To look after, manage, supervise and protect the scheduled A property mentioned herein below and in the aforesaid development agreement for me and on my behalf and in my names.

2) To put signature or signatures in the necessary papers, all applications, objections, records relating to all or any of the affairs to the appropriate authorities for all any license, permission or consent etc. required by law in connection with management of the scheduled property or every part thereof on my behalf.

3) To pay necessary taxes, Govt. duties cess, impositions etc. in respect of the scheduled property in my names before the office of the Kolkata Municipal Corporation before any other appropriate authority and to get valid receipt thereof.

4) To negotiate for sale, transfer and convey of flat/flats floor/floors to sell the said flats of Developer allocation of the said building save and except owners allocation including common areas and facilities and proportionate share of land.

*Sudhendu Kumar*

5) To execute agreement for sale, to received advance money from the intending purchasers in respect of the Developer allocation described in the Schedule below to any Purchaser or Purchasers at such price which my said Attorney in his discretion thing fit and proper and/or to cancel or to repudiate the same.

6) To execute Deed of Conveyance in favour of the intending Purchaser/Purchasers and to present the said Deed or Deeds before any authority for Registration with the territory of Indian Union either District Registrar, Sub-Register, Addl. District Sub-Registrar or Registrar of Assurances, Calcutta and admit execution thereof in respect of the said flats and Car Parking Space and to have the said Deed or Deeds registered on receipt of the full consideration amount relating to the said flats and car parking space in the straight three storied building excepting portion of owner allocation herein above along with undivided proportionate share in land and to grant valid receipt for the same and to sign and verify the said documents.

7) To receive from the intending purchaser or purchasers any earnest money and/or advance or advances and also the balance of purchase money of developer allocation and to give good valid receipt and discharge for the same which will protect the

*Subhankar Kumar*

Purchaser/purchaser money to be received by my aforesaid Attorney.

8) Upon such receipt as aforesaid in my name and as my act and deed, to sign, execute and deliver any conveyance or conveyances of the said properties in favour of the said Purchaser or their nominee or assignee and to deliver possession thereof.

9) To sign on behalf of me, submit and execute all other deeds, instruments and assurances which he shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the said property as I could do myself, if personally present. —

10) To appear and to apply for obtaining sanction, permission, Declaration, Boundary Declaration, service connection, Indemnity Bond before the appropriate authorities and to put signature or signatures on all necessary forms, application, petition, and documents and such other things or writings as shall be required for all or any of the affairs of the schedule property and every part thereof and to get the same authenticated before the Notary Public or before any Magistrate under the Court of Law and all Government offices on behalf of me as lawful Attorney.

11) To appear before the Kolkata Municipal Corporation and submit the building plan for sanction and sign the building plan and

*Siddhanta - Kumar*



other necessary papers and documents if necessary and receive the sanction building plan from the Kolkata Municipal Corporation and to deposit any fees and charges for the same and to do all formalities to submit plan and also for modification and alteration of plan renew and sign execute any papers documents on behalf of me as my lawful attorney.

12) To represent us before all the Government offices, offices of the local authorities, offices of the local Political parties, Police Station and/or such other place or places wherever and whenever our physical appearance are to be required for all or any of the affairs of the scheduled property or every part thereof and to do the needful as my said attorney shall think fit and proper as the circumstances demand.

13) To represent me before the competent court of law in the event of any case/suit relating to the affairs of the scheduled property, to appoint Advocate to conduct/institute such case or suit, to put signatures on the Vokatnamas, written petition, verification, affidavit and/or on such other things or writings and to receive summons, notices to be issued by such court of law and to do the needful to protect our right and ownership and interest in respect of scheduled property and every part thereof.

Sudhanta - Kumar

14) To sign and execute any documents for electricity connection to CESC Ltd and Gas, Sewerage, Drainage, water connection and other connections whatsoever documents to be placed before the respective authorities concerned and or KOLKATA MUNICIPAL CORPORATION and for that purpose to make and sign necessary papers and applications in my name and to make payment of all fees, charges and expenses in respect thereof as I could do the same myself

15) To sign in I.G.R. Slip, execute present, admit any deed of conveyance or lease deed, gift deed and other relevant documents deeds of whatsoever nature in respect of all Flats, car parking space and saleable space except the owner allocation mentioned in the development agreement of the proposed straight three storied building and other common areas and facilities, right etc. of the said proposed building before the competent registration officer like A.D.S.R, D.S.R., A.R.A. at Kolkata for the same and to have the said conveyance registered as fully and effectually as I could myself do if I personally present.

16) To sell flat or flats and any other space of the above mentioned property to any intending purchaser or purchasers from developer allocation.


*Silbaker - Kumar*



17) To received any cheque/draft or cash in name of Attorney or his authorized person for Advance/earnest money or consideration money from sale of flat or flats garage for any other saleable space of the developer allocation.

18) This power of attorney shall remain restricted to the said property, building etc. only .

And Generally to act as my Attorney and to do all acts deeds and things necessary for all or any of the purpose aforesaid as fully and effectually in all respect as I myself could do if personally present and all that such acts deeds and things lawfully done by my aforesaid attorney shall be construed as the acts, deeds and things done by me and I do hereby agree to ratify and confirm all and whatsoever other act or acts my said Attorney shall lawfully do, execute or perform or cause to be executed or performed or cause to be executed or performed in connection with the sale of the said properties under and by virtue of this power of attorney, as per development agreement aforesaid registered on 22<sup>nd</sup> January 2019 vide Book No 1, Volume no ,Being no 187, for the year 2019 at the office of D.S.R. - I, Alipore, South 24 Parganas.

Subscriber - 

SCHEDULE 'A' REFERRED TO ABOVE( Entire property)

**ALL THAT.** piece and parcel of land measuring 6( Six) Cottahs 6 ( Six) Chhitaks more or less with structure at Mouza Bademasur, J.L. No 31, E.P. No 78, 79, R.S. Dag/ Plot No 590(P) under Police Station Jadavpur now Patuli, in the District of 24-Parganas (South) Sub-Registration Office – Alipore which is known as **KMC Premises No 137 Rabindrapally Block C Kolkata 700086** being Postal Address C/19, Rabindrapally, Block C, P.O. Baghajatin P.S. Patuli Kolkata 700086 in the District of South 24 Parganas which is butted and bounded in the manner following :-

North : E.P. No 75,76,&77

South : E.P. No 79 and 81

East : 8 feet wide KMC Road

West: 12 feet wide Road

SCHEDULE 'B' REFERRED TO ABOVE(PROPOSED BUILDING)

ALL THAT the piece and parcel of proposed multi storied building to be constructed according to specification mentioned in schedule F as per plan in the land described in schedule A above

*Siddhanta - 10/10/2018*

having all the common facilities as described in schedule E written hereunder.

**SCHEDULE 'C' REFERRED TO ABOVE**

**(OWNER'S ALLOCATION IN THE MULTI STORIED BUILDING )**

**All THAT** Owner shall get one flat measuring 500 sq.ft super built up area on ground floor as owner allocation of the proposed multi storied building with proportionate share of land including common areas with facilities as per sanction building plan and Rs.60,00,000/- ( Sixty Lakhs) as forfeited/ non refundable money from the developer herein at the time of signing this agreement ..

**SCHEDULE 'D' REFERRED TO ABOVE**

**(DEVELOPER/S BUILDERS/ALLOCATION)**

All that piece parcel of the remaining portion of the proposed multi storied building except owners allocation with undivided proportionate of land including common areas with facilities

*Sushanta Kumar*



IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hands and seals and executed this power of attorney this the ~~22nd~~ day of, January 2019.


SIGNED      SEALED      AND

DELIVERED by the within

mentioned in the presence of :

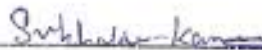
1. Dharmajoy Roy  
46/2, Baghajatin Place  
Kolkata - 700086

PRIDE HIGHRISE PVT. LTD.

  
Director

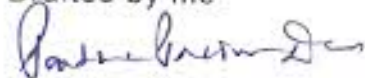
SIGNATURE OF THE  
EXECUTANT

2. Buddhadev Mishra  
83, Dr. Deedar Rahman Rd.  
Kolkata - 700033



SIGNATURE OF THE ACCEPTANT

Drafted by me



Partha Pratim Das

Advocate,

High Court, Calcutta

Bar Association Room No. 13.

F-639197

Typed by me



Krishna Aulia

Alipore Police Court, .

Kolkata 700027

Thumb      1st finger      middle finger      ring finger      small finger

<b>PHOTO</b>	<b>left hand</b>					
	<b>right hand</b>					

Name .....

Signature .....

Thumb      1st finger      middle finger      ring finger      small finger

	<b>left hand</b>					
	<b>right hand</b>					

Name VIKASH ARORA.

Signature Vikash Arora

Thumb      1st finger      middle finger      ring finger      small finger

	<b>left hand</b>					
	<b>right hand</b>					

Name Subhankar Kesmakur

Signature Subhankar Kesmakur



भारत सरकार

GOVERNMENT OF INDIA



Subhankar  
Karmakar  
DOB: 25/03/1998  
MALE



4956 0831 3074

আমার আধার, আমার পরিচয়

*Subhankar - Karmakar*

भारतीय विशिष्ट पहचान प्राधिकार  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

**Address**

S/O: Pratima Karmakar, 2ND FLOOR  
FLAT-3B, 9C DESH BANDHU ROAD,  
Baghajatin, Kolkata,  
West Bengal - 700086



10-17  
1000 300 1047

1000 300 1047

10-17



ਦਫ਼ਤਰੀ ਨਾਂਬਰ / PERMANENT ACCOUNT NUMBER

ACXPA1723D



ਦਫ਼ਤਰੀ ਨਾਂਬਰ / NAME  
VIKASH ARORA

ਦਫ਼ਤਰੀ ਨਾਂਬਰ / FATHER'S NAME  
CHIMAN LAL ARORA

ਦਫ਼ਤਰੀ ਨਾਂਬਰ / DATE OF BIRTH  
14-05-1968

ਦਫ਼ਤਰੀ ਨਾਂਬਰ / SIGNATURE

*Vikash Arora*

*Vikash Arora*

ਦਫ਼ਤਰੀ ਨਾਂਬਰ, (ਬੀ. ਟੀ. ਐਲ.) ਨੰਬਰ  
COMMISSIONER OF INCOME TAX (B.T.A.) KOLKATA

*Vikash Arora*

### Major Information of the Deed

Deed No :	I-1601-00191/2019	Date of Registration	22/01/2019
Query No / Year	1601-1000019555/2019	Office where deed is registered	
Query Date	22/01/2019 1:18:34 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Partha Pratim Das Alipore,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9433069769, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 64,17,180/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 160100187/2019 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Rabindrapally Block C, Premises No: 137, , Ward No: 101 Pin Code : 700086

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		6 Katha 6 Chatak	1/-	63,87,180/-	Width of Approach Road: 12 Ft. , Project Name :
<b>Grand Total :</b>					<b>10.5188Dec</b>	<b>1/-</b>	<b>63,87,180 /-</b>	

#### Structure Details :



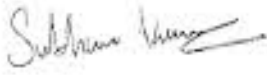
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>100 sq ft</b>	<b>1 /-</b>	<b>30,000 /-</b>	

#### Principal Details :



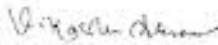
SI No	Name,Address,Photo,Finger print and Signature
1	<b>Pride Highrise Private Limited</b> 58/121, Pr Anwar Shah Road, P.O:- Lake Gardens, P.S:- Lake, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700045 , PAN No.:: AAFCP2321P, Status :Organization, Executed by: Representative, Executed by: Representative

Major Information of the Deed :- I-1601-00191/2019-22/01/2019

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Subhankar Karmakar (Presentant)</b> Son of Mr. Shibu Karmakar Executed by: Self, Date of Execution: 22/01/2019 , Admitted by: Self, Date of Admission: 22/01/2019 ,Place : Office	 22/01/2019	 LTI 22/01/2019	 22/01/2019
Son of Mr Shibu Karmakar Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: EFVPK5216J, Status :Individual, Executed by: Self, Date of Execution: 22/01/2019 , Admitted by: Self, Date of Admission: 22/01/2019 ,Place : Office				

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Vikash Arora</b> Son of Late Chimanlal Arora Date of Execution - 22/01/2019, , Admitted by: Self, Date of Admission: 22/01/2019, Place of Admission of Execution: Office	 Jan 22 2019 1:47PM	 LTI 22/01/2019	 22/01/2019
RC 1/2, Raghunathpur, P.O:- Rajarhat, P.S:- Baguiati, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACXPA1723D Status : Representative, Representative of : Pride Highrise Private Limited (as DIRECTOR)				

**Identifier Details :**

Name & address	
Mr Partha Pratim Das Son of Late B C Das Alipore, P.O - Alipore, P.S - Alipore, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr Subhankar Karmakar, Mr Vikash Arora	22/01/2019
	

Major Information of the Deed :- I-1601-00191/2019-22/01/2019



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Pride Highrise Private Limited	Mr Subhankar Karmakar-10.5188 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Pride Highrise Private Limited	Mr Subhankar Karmakar-100.00000000 Sq Ft

**Endorsement For Deed Number : I - 160100191 / 2019**

**On 22-01-2019**

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 13:41 hrs on 22-01-2019, at the Office of the D.S.R - I SOUTH 24-PARGANAS by Mr Subhankar Karmakar ,Claimant.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 64,17,180/-

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 )**

Execution is admitted on 22/01/2019 by Mr Subhankar Karmakar, Son of Mr Shibu Karmakar, 84B, Baghajatin Place, P.O: Baghajatin, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by Profession Business

Identified by Mr Partha Pratim Das, ., Son of Late B C Das, Alipore, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]**

Execution is admitted on 22-01-2019 by Mr Vikash Arora, DIRECTOR, Pride Highrise Private Limited, 58/121, Pr Anwar Shah Road, P.O:- Lake Gardens, P.S:- Lake, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700045

Identified by Mr Partha Pratim Das, ., Son of Late B C Das, Alipore, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53/- ( E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 53/-

Major Information of the Deed :- I-1601-00191/2019-22/01/2019

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 12153, Amount: Rs.100/-, Date of Purchase: 22/01/2019, Vendor name: S Das

*Maitreyee Ghosh*

**Maitreyee Ghosh**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Major Information of the Deed :- I-1601-00191/2019-22/01/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2019, Page from 12417 to 12439  
being No 160100191 for the year 2019.



Digitally signed by MAITREYEE GHOSH  
Date: 2019.01.25 11:38:34 +05:30  
Reason: Digital Signing of Deed.

*Maitreyee Ghosh*

(Maitreyee Ghosh) 25/01/2019 11:37:17  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)